



MINUTES ARCHITECTURAL REVIEW BOARD

October 18, 2010

7:30 P.M.

City Hall, Council Chambers
Fredericksburg, Virginia

MEMBERS

Marilynn Mendell, Chair
Donna Chasen
Jamie Scully
Owen Lindauer
J. Gordon Brown

MEMBERS ABSENT

Lisa Peverill, Vice Chair

CITY STAFF

Erik Nelson, Senior Planner
Sheree Waddy, Recording Secretary

Mr. Lindauer called the Architectural Review Board to order at 7:30 p.m.

OPENING REMARKS

Mr. Lindauer explained that because the Chair had resigned, and the Vice Chair, Lisa Peverill, was not present staff had asked him to act as Chair. Mr. Lindauer determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

SPECIAL ELECTION

Mr. Lindauer explained that the Chair, Robin Wood, had resigned and that this was a special election for a new Chair. He then called for nominations.

Ms. Chasen nominated Jamie Scully.

Mr. Scully nominated Marilyn Mendell.

Mr. Lindauer asked if there were additional nominations. There were none.

Mr. Lindauer called for the vote. The vote was tied, two votes for Mr. Scully and two votes for Ms. Mendell.

Mr. Lindauer called for the vote again. Again, the vote was tied, two votes for Mr. Scully and two votes for Ms. Mendell.

Mr. Scully made a motion to table the election until the next meeting. Mr. Brown seconded. The motion carried unanimously.

APPROVAL OF AGENDA

Mr. Lindauer announced that there was a Consent Agenda to consider that included Items 2, 3, 4, and 5. He asked the Board if there were any items listed on the Consent Agenda that anyone wanted to move to the Regular Agenda. There were none.

Mr. Lindauer asked if anyone in attendance wanted to provide public testimony on any item on the Consent Agenda. There were none.

Mr. Lindauer asked if there were any other changes to the agenda.

Mr. Nelson said that Other Business Item 1 – Informal Review was postponed by the applicant.

Mr. Lindauer asked to add Other Business Item 7 – Archaeology Month.

Mr. Scully made a motion to accept the agenda, as amended. Mr. Brown seconded.

Ms. Mendell arrived at 7:40. Mr. Lindauer updated Ms. Mendell on the motion that was currently on the floor.

Mr. Lindauer called for the vote. The motion carried unanimously.

Mr. Lindauer asked if there was a motion to revisit the election.

Mr. Scully made a motion to resume the election. Ms. Chasen seconded. The motion carried unanimously.

Mr. Lindauer restated that this was a special election for Chair and that Ms. Mendell and Mr. Scully had been nominated.

The Board agreed to vote again. Mr. Lindauer called for the vote. Ms. Mendell was elected Chair with a vote of 3-2.

Ms. Mendell assumed the Chair.

REVIEW OF MINUTES

Ms. Mendell asked if there were any changes to the September 13, 2010 meeting minutes.

Mr. Lindauer made a motion to accept the minutes as submitted. Mr. Scully seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Ms. Mendell asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items. No one said that they had.

APPLICATION – CONSENT AGENDA

Mr. Nelson presented the following applications:

- 2. 531 Caroline Street (Jennifer Damon) – Sign**
- 3. 716 Caroline Street (Cathy Lunaed) – Awning and signs**
- 4. 807 Caroline Street (Howard Woodard) – Signs**
- 5. 620 Caroline Street (The Frenchman’s Corner) - Signs**

Mr. Lindauer said he found the proposed applications to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness for each application. Mr. Scully seconded. The motion carried unanimously.

APPLICATIONS – REGULAR AGENDA

- 1. 1205 Prince Edward Street (F. Coleman and Lynda Starnes) – Wall**

The applicant, Lynda Starnes, was present.

There was no public comment.

Mr. Lindauer thanked everyone involved with this application for working out the details and coming up with a fabulous solution.

Mr. Lindauer said he found the proposed new wall and wall modifications to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Brown seconded. The motion carried unanimously.

- 6. 400 George Street (BB&T Bank) – Exterior alterations and signs**

The applicant was represented by Ron Manslow, Secure Vault Works, from Laurel, Maryland.

There was no public comment.

Mr. Brown asked if the kiosk would be at the same location as the existing ATM.

Mr. Manslow said yes, although the footprint would be slightly larger.

Mr. Lindauer said he found the exterior alterations and signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Scully seconded. The motion carried unanimously.

- 7. 911 Charles Street (Artful Dimensions) – Exterior alterations and signs**

The applicant, Joseph Wilkinson, was present. He provided a mockup of the sign design for the Board’s review.

James Lawrence, 802 Caroline Street, thanked the applicant for providing the model and said it was a great design.

Mr. Lindauer said it was a good proposal and he appreciated the adaptive reuse of the building.

Ms. Mendell agreed and said it would be a wonderful addition.

Mr. Scully asked what material, other than glass, would be used on the storefront.

Mr. Wilkinson said the best description of the material would be random pieces of glass embedded in epoxy.

Mr. Brown asked what would happen to the arched entrance shown in the photos.

Mr. Wilkinson said it would become a fire exit and no changes were planned.

Mr. Scully asked why the door was inset.

Mr. Wilkinson said the Building Code does not allow a door to open onto a public walkway.

Mr. Lindauer asked for clarification on whether the door and trim would be painted.

Mr. Wilkinson said there were three different materials and that they would be painted to make the storefront look uniform.

Mr. Brown asked what material would be used in the recessed area.

Mr. Wilkinson said it would be glass.

Mr. Scully said he found the exterior alterations and signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Brown seconded. The motion carried unanimously.

8. Rail Station (City of Fredericksburg) – Exterior alterations

The application was represented by Erik Nelson, City staff.

No public comment.

Mr. Lindauer said that the lighting was not special and was similar to the style already on the platform. He said the ADA ramp was a necessary intrusion and was appropriate given the accessibility issues.

Mr. Brown agreed with the necessity of the ramp, although the new railing presented a new element to the face of the area and draws attention to it. He said he would prefer to see a railing with less material.

Mr. Scully suggested limiting the horizontal rails to two rails and to limit the vertical railing to no more than what is required for support. He said he was not concerned with the lights since they had no decorative purpose and were simply utilitarian.

Mr. Scully said he found the exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness.

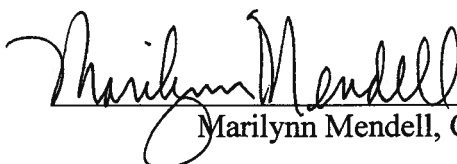
Ms. Lindauer seconded, and asked that the motion be amended to specify that the railing be simplified to two horizontal rails and limited to the vertical railing supports required by the Building Code.

Mr. Scully accepted the amendment. The motion carried unanimously.

Other Business

1. Informal review (Alterations related to Presbyterian Church properties) – Postponed until the November meeting.
2. Transmission of the Planning Commission agenda – Mr. Nelson transmitted the agenda.
3. Training report (Donna Chasen) – Ms. Chasen said she attended the Preservation Conference held in Hampton in September. She said that sadly most of the conference focused on Fort Monroe, and cemetery preservation.
4. Supplemental meeting – Mr. Nelson reminded the Board of the supplemental meeting scheduled for October 25 for a presentation on alternative materials.
5. Review of public notice/public hearing procedures – Mr. Lindauer said that he asked that this item be put on the agenda to help clarify the difference between a public hearing and public meeting. He said the Rules and Procedures may need to be revised to reflect the Board's standards for the ARB's public hearings. Mr. Nelson said that he would provide a draft revision for the Board to review.
6. Zoning and Building Code enforcement procedures – Mr. Nelson explained that enforcement was the responsibility of City staff. He said if Board members see a violation they should report it to him and he would follow-up.
7. Virginia Archaeology Month – Mr. Lindauer announced that October is Archaeology Month and presented Mr. Nelson with a poster to display.

The meeting adjourned at 8:33 p.m.


Marilynn Mendell, Chair